115.0	0002	0021.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,800 /	847,800
					USE VALUE:	847,800 /	847,800
					ASSESSED:	847,800 /	847,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPEARS W. JESSIE-BETTS/ TRS
Owner 2:	RICHARDSON FAMILY IRREVOCABLE
Owner 3:	TRUST
Street 1:	69 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON WILLIAM J -
Owner 2:	RICHARDSON BEULAH PATRICIA -
Street 1:	69 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2851 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9964.000	369,700		478,100	847,800
Total Card	0.229	369,700		478,100	847,800
Total Parcel	0.229	369,700		478,100	847,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.33 | /Parcel: 297.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 73878
GIS Ref:
GIS Ref:
Insp Date: 09/07/18

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,700	0	9,964.	478,100	847,800		Year end	12/23/2021
2021	101	FV	359,100	0	9,964.	478,100	837,200		Year End Roll	12/10/2020
2020	101	FV	359,200	0	9,964.	478,100	837,300	837,300	Year End Roll	12/18/2019
2019	101	FV	284,200	0	9,964.	484,900	769,100	769,100	Year End Roll	1/3/2019
2018	101	FV	284,200	0	9,964.	362,000	646,200	646,200	Year End Roll	12/20/2017
2017	101	FV	284,200	0	9,964.	327,800	612,000	612,000	Year End Roll	1/3/2017
2016	101	FV	284,200	0	9,964.	314,200	598,400	598,400	Year End	1/4/2016
2015	101	FV	269,000	0	9,964.	266,400	535,400	535,400	Year End Roll	12/11/2014

!8944!

PRINT

Date	Time
12/30/21	08:12:03

LAST REV

Date	Time
04/06/21	10:57:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON WILL	71746-25	1	10/15/2018	Convenience	1	No	No		
RICHARDSON WILL	24863-319		9/19/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	73878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Meas/Inspect	264	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9964		Sq. Ft.	Site		0	70.	0.69	5			Topo	-5					478,083						478,100	

Total AC/HA:	0.22874	Total SF/SM:	9964	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,083	Spl Credit		Total:	478,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16851854
Const Adj.:	0.98980004
Adj $ / SQ:	156.141
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502348
Depreciation:	132620
Depreciated Total:	369728

COMMENTS

TQS HAS NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

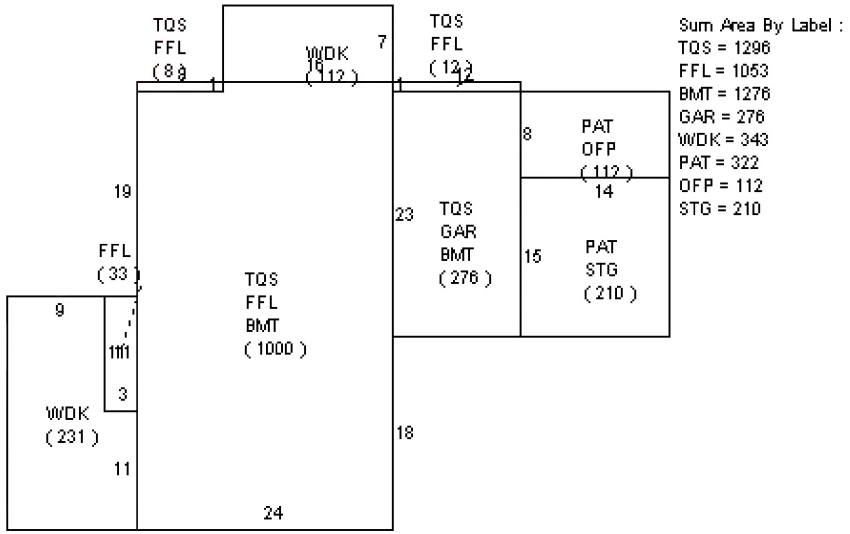
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.14
Special Features:	0	Val/Su Net:	81.00
Final Total:	369700	Val/Su SzAd	182.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,276	71.200	90,852
FFL	First Floor	1,053	156.140	164,416
TQS	3/4 Story	972	139.900	135,985
WDK	Deck	343	8.820	3,027
PAT	Patio	322	3.380	1,088
GAR	Garage	276	23.810	6,572
STG	Storage	210	6.880	1,445
OFP	Open Porch	112	30.910	3,462
	Net Sketched Area:	4,564	Total:	406,847
Size Ad	2025	Gross Area	4888	FinArea 2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
TQS	100	UNF	20	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc